

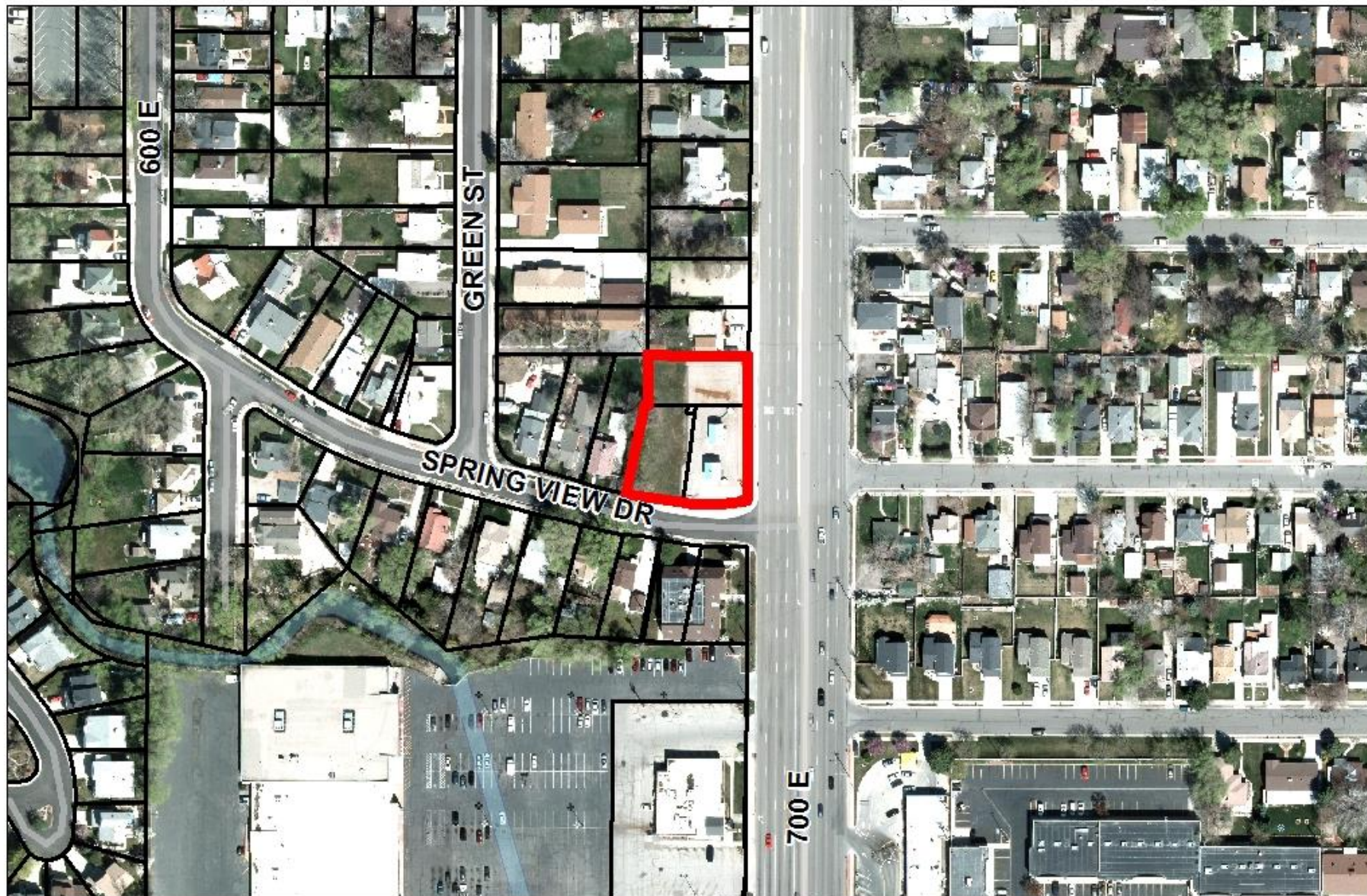
Z-16-001

Land Use Map Amendment

**665 and 667 East Spring View Drive, 3180 South 700 East
Single-Family Residential to Community Facility**

SYNOPSIS:

- The City owns and operates a water facility at the property. The facility consists of two buildings.
- Public Utility Facilities are prohibited in the Single-Family Residential Zone, and the current site is nonconforming.
- A rezone to Community Facilities would permit the development of public utilities in the zone, subject to a conditional use permit and design review approval by the Planning Commission.
- The General Plan supports the placement of community facilities in a manner that they will be considered assets the City.
- The addition of a new shop and storage facility will allow the South Salt Lake City Water Department to better serve its clients.
- Planning Commission unanimously recommended approval at a public hearing held on Thursday, 5 May 2016.
- Staff recommends approval.



Z-16-001

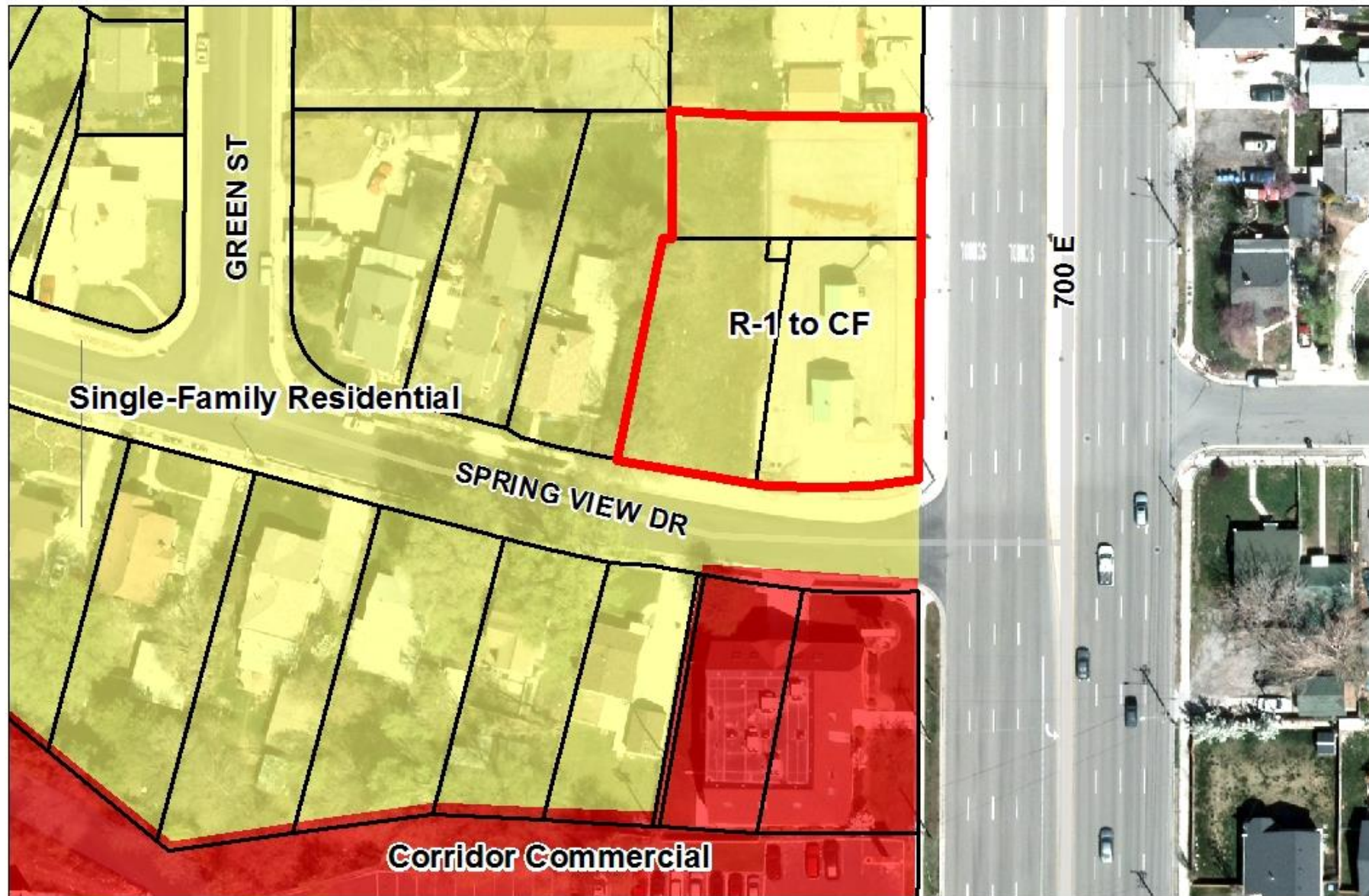
665 and 697 E Spring View Drive

3180 South 700 East

Zone Change from R-1 to CF

0 75 150 300 Feet



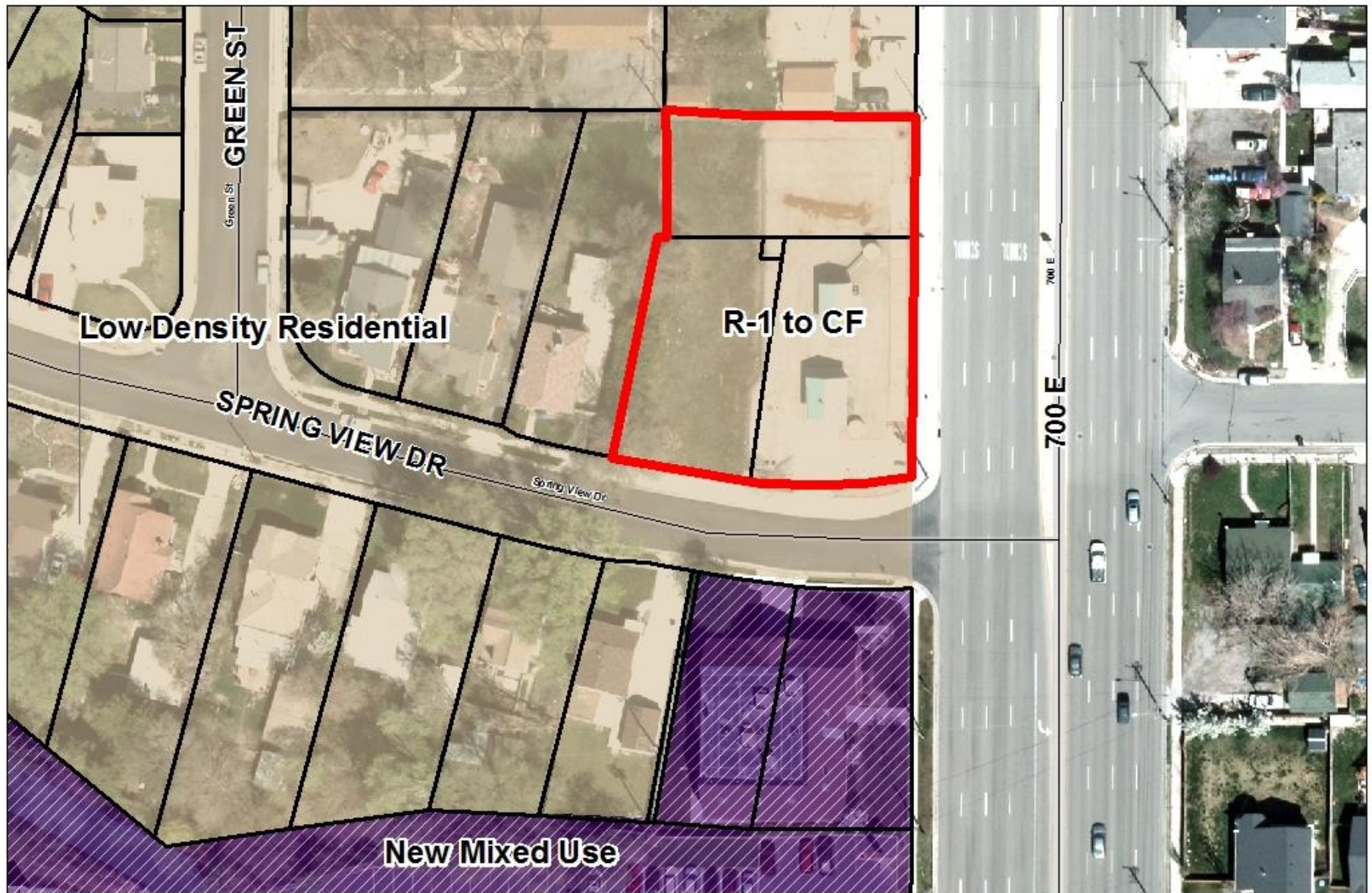


Z-16-001

665 and 697 E Spring View Dr

3180 South 700 East

Zone Change from R-1 to CF



Z-16-001

665 and 697 E Spring View Dr

3180 South 700 East

Zone Change from R-1 to CF

0 30 60 120 Feet





General Information:

Location: 665 and 667 East Spring View Drive, 3180 South 700 East

Property Size: 0.49 Acres

Surrounding General Plan Designation and Land Uses

North: Single-Family Residential – SF Residence

South: Single-Family Residential Commercial Corridor – SF Residence and Office

East: Residential (Millcreek Township) – SF Residences

West: Single-Family Residential – SF Residence

GENERAL PLAN CONSIDERATIONS

Goal CF-3. Continually maintain and add new community facilities.

Goal CF-4. Design and located community facilities so that they will be considered assets to South Salt Lake City.

GENERAL PLAN CONSIDERATIONS

17.13.160 – Community Facilities (CF) District

A. Purpose. The purpose of the Community Facilities District is to provide a district for public, quasi-public or a mix of public/private uses. In addition, the purpose of the district is to regulate the development of public, quasi-public and public/private uses in a manner that is harmonious with surrounding uses. Such uses are intended to be compatible with the existing scale and intensity of the neighborhood and to enhance the character of the neighborhood. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses. In the Community Facilities district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title.

C. Regulations. Regulations for the Community Facilities district are as follows:

1. Buildings and Site Development. Buildings, sites and structures shall comply with the requirements for design review found in Chapter 23 of this title.

2. Development Approval. All proposed developments in the Community Facilities District shall be approved by development agreement. A master site plan and development agreement shall be submitted to the City Council for review and approval.

STAFF RECOMMENDATION

Staff recommends approval to amend the future land use map to designate 0.49 acres located at 665 and 667 East Spring View Drive and 3180 South 700 East from Single-Family Residential to Community Facility, with the following finding:

1. Rezoning the property will allow for further development of the water facility in a manner harmonious with surrounding uses subject to approval by the Planning Commission.